

COUNTY COMMISSION MEETING – March 2, 2010

Consent Agenda: Land Use Authority Mtg. Items – February 9th and 23rd, 2010

CONDITIONAL USE PERMIT EXTENSION. Review extension to expand the sewer lagoons for the Town of Enterprise within the A-20 Zone, Section 12, T38S, R17W, SLB&M generally located 1/4 mile south of Enterprise. Enterprise City, applicant

The Planner explained this is an automatic annual review of the conditionally approved expansion of the Enterprise sewer lagoons. The City of Enterprise established sewer lagoons at this location in the early 1980's, which were never reviewed by the planning for a conditional use permit. They have completed the installation of two (2) new cells in conjunction with Department of Environmental Quality overseeing the project. As reviewed previously, the facility is located on 36.65 acres, which includes a discharge area and four (4) cells. The existing equipment building should have been removed and a new chlorination/blower building constructed. Utilities are conditionally approved in all zones in the County. Sewer lagoons and treatment plants are conditionally approved within the I-1 (Industrial) zone. Whereas, this is an existing use and was reviewed for expansion, the commission considered this conditionally, within the A-20 zone as being in harmony with the intent of the zone. The commission may want to grant permanent status to the Conditional Use Permit.

Adam Bowler, representing the City of Enterprise, said they didn't enlarge the footprints of their lagoons, but they did take the two existing lagoons and made them into four by putting dikes in the middle and made one deeper. He said they also added some aeration equipment that ties back into the blower building and the buoys help oxygenate and circulate the water.

Russ Funk, representing Sunrise Engineering, explained this system is sufficient for the next twenty (20) years; although they did not change the footprint, they quadrupled the capacity of the system by adding the aeration equipment. Mr. Funk also informed the commission that the deepest cell is twelve foot deep operating cell and the rest of them are six foot operating depth cells and both have three feet of free board. In response to the commission he said that although the city is on a sewer system they do provide a place for people to dump waste from septic systems and porta potties during business hours. Mr. Funk explained that the state likes to see this type of facility so people will dispose of their waste in a treatment facility. Also, in response to the commission he stated they do have a permit to discharge and after it goes through the treatment cycle it can be discharged onto their property, but before they do that it is treated with low level chlorine, which is required by the state. He informed the commission that the Division of Environmental Quality oversees the regulatory, discharge, maintenance and construction of the facility and they have been very involved with the project during construction and once it is operational they will come down about once a year. A licensed manager is also generally on site.

Motion made by Commissioner Balen to recommend approval of the expansion of the sewer lagoons for the Town of Enterprise, with permanent status, based of last years facts and findings, which were: 1) State requested changes for improvement; 2) this is a public utility and is compatible with existing zone use; 3) Footprint will remain the same, change will

result in better treatment; 4) Meets standards of the zone; 5) This is an existing use; and 6) Improves health & safety concerns for residents. Commissioner Cropper seconded the motion, with all six (6) commissioners voting aye. Approved 6 - 0

Item #4. CONDITIONAL USE PERMIT EXTENSION. Review extension on a Lake to Lake Team Relay from Gunlock Reservoir to Sand Hollow Reservoir, sponsored by City of St. George Recreation. St. George City/Aaron Metler, applicant

The Planner said again, this is an automatic annual review for the Lake to Lake Team Relay event scheduled for March 6th, 2009. St. George City is the host community for this event, with some of the route being in Washington County, which extends beyond their city limits. This is a one day event that will impact the travel on the Gunlock Rd. and Hwy 91 between 8 a.m. and 10 a.m. As previously reviewed, they have capped the race at 150 teams and only one runner at a time, although each team may consist of five (5) members. The applicant will be in attendance to review last years event and address any issues that may have come up with the routing, garbage, aid stations, course marking, hours and rules. The Sheriff's Office worked with the City on a joint safety plan and they will provide law enforcement services at the race. Again, these types of uses are conditionally approved to make the commission and the public aware of activities and locations. The planner indicated there were no facts and findings made last year.

Aaron Metler, representative for St. George City Recreation, stated they had a total of thirty eight (38) teams last year and are expecting about sixty (60) this year. Mr. Butler explained they had two porta potties at the start, as well as the bathrooms already at Gunlock and two at the first exchange; they plan to increase those to three at both locations. They had a set of rules which penalized teams for not using porta potties and did not have anyone break this rule. He said they also have a penalty in their rules for trash and it is enforced by three staff members who monitor the course throughout the relay. Mr. Butler said they course will remain the same this year and they still plan to have a lower speed limit on Gunlock RD and they will have the county police on the course monitoring for safety. Also, Utah Barricade will be helping them out this year by placing barricades, cones and signs. He stated they are working with the county police to develop a parking plan and they will either do parking onsite or they will bus the teams in. Mr. Butler showed the commission a map of the exchange showing the planned parking areas, caution signs, porta potties and the location of the police. He explained throughout the rest of the course the runners will only be on the left shoulder of Highway 91 and Gunlock RD. He said St. George City did not hear any complaints about the event last year and look forward to getting a permit to do it again this year. In response to the commission he explained the route of the event and stated through St. George they use a lot of existing trails.

Facts/findings:

- **Meets requirements of the ordinance**
- **Contact with Sheriff's Office and they are in support of event**

All six (6) commissioners unanimously voted aye on each fact and finding.

Motion was made by Commissioner Christopher to recommend approval of the Conditional Use Permit Extension for the Lake to Lake Relay from Gunlock Reservoir to Sand Hollow Reservoir, sponsored by City of St. George Recreation, based on facts and findings and subject to the required insurance being provided. Commissioner Balen seconded the motion, with all six (6) commissioners voting aye. *Approved 6 - 0*

CONDITIONAL USE PERMIT EXTENSION. Review extension for the “Redrock Relay Race” from Brian Head to Kolob Road, through the communities, then on to Hwy 91 to the Gunlock Road, ending at Veyo, Saturday, September 10, 2010, within the County unincorporated areas. Tim Collings, applicant

The Planner informed the commission that the applicant would like to change the date of this event from Labor Day weekend to September 10th, 2010. This is a review of the 1st extension for the two (2) day event sponsored by Tim Collings/Red Rock Relay, which is a 12 man team event that covers 180 miles from Brianhead Resort and finishes at the Tuacahn Amphitheater in Ivins. The unincorporated areas for County review will be the Kolob Road to Virgin and the loop from Ivins to Gunlock and northeast to Veyo then south through Snow Canyon to Tuacahn. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). The applicant will need an updated liability insurance policy in place, listing Washington County as a beneficiary. The Washington County Sheriff=s Department is aware of the event and working with the applicant on schedules. The applicant has made a request for road closure on Kolob Mountain and the Public Works Department will need to review and approve. Staff has concerns with this request for road closure on narrow steep terrain. Mr. Collings will be present to update the commission on the previous event. There was one complaint from Blue Duck Racing, who was approved on the same date for a run from Veyo to Gunlock. To resolve any issues, Mr. Collings requested a time change. The planner indicated there were no facts and findings made last year.

Tim Collins, representative for Red Rock Relay, explained each runner runs an average of fifteen miles; they have twelve (12) members per team and two vehicles per team, with six members in each vehicle. Each member will rotate running a five mile leg and resting. He said it was very successful last year, with the exception of some conflict with Blue Duck, whom had a race at the same time last year. Since Red Rock Relay has rescheduled their dates this year that will no longer be an issue. He informed the commission they had sixty (60) teams last year and anticipate it to be doubled this year. Mr. Collins also said they obtain permits from each city they travel through and provide liability insurance. He also said that although they do provide barricades and signs, he would like to discuss the possibility of closing the roads.

Todd Edwards, County Engineer, said his concern was that Kolob only has one way in and one way out, so they prefer to keep the roads open. He said signage and advising people of a reduced speed limit would be adequate.

Facts/findings:

- **Meets requirements of the ordinance**
- **Comparable with other running events in the County**
- **Contact with Sheriff's Office and they are in support of event**

All six (6) commissioners unanimously voted aye on each fact and finding.

Motion was made by Commissioner Ford to recommend approval of the Conditional Use Permit Extension for the Redrock Relay Race from Brian Head to Kolob Road, through the communities, then on to Hwy 91 to Gunlock Road to Veyo and on to SR18 to Snows Canyon, based on facts and findings. Commission Christopher seconded the motion, with all six (6) commissioners voting aye. *Approved 6 - 0*

Item #6. CONDITIONAL USE PERMIT. Request permission for the "IRONMAN" St. George Triathlon to take place in Washington County on May 1, 2010. Jeff Gardner, agent

The Planner said the number of IRONMAN applicants will be capped at 2,500 and it is estimated that 2,200 actual participants will be in town for the May 1st, 2010 triathlon. The agent has submitted plans for the bike course, which runs 112 miles and loops twice from Old Hwy 91 to Gunlock, Veyo, Hwy 18 and Bluff Street. The bike ride is the only portion of the IRONMAN event within County jurisdiction. There will be three (3) Bike Aid stations in the unincorporated area of the County as follows: 1) on Main Street in Gunlock just after the church; 2) on Center Street in Veyo about 2 blocks before SR-18; and 3) Bike Special Needs located between Dammeron Valley Rd. and Homestead Dr. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). The bike course is the 2nd event and has a cut off at the start of the second loop (64-mile mark) at 2:05pm. Any rider who has not reached the start of the second loop of the bike by 2:05pm will not be permitted to continue. The bike course will close at 5:30pm. Athletes arriving at the bike dismount line after 5:30pm will not be permitted to continue. The swim course will be the 1st part of the event, which is 2.4 miles at the Sand Hollow Reservoir in Hurricane. This course will close at 9:20am B two hours and twenty minutes after the start. Athletes who have not crossed the timing mat at the swim exit by 9:20am will not be permitted to continue. The run course is the last event of the day and is 26.2 miles, 2 loops along Main St. Diagonal Rd, Bluff and Red Hills Pkwy in St. George. There is a cut off at the half way point of the run (13.1-miles) at 9pm. Athletes who have not reached the turnaround at Main and Tabernacle Streets by 9pm will not be permitted to continue. The run course will close at midnight. All athletes still on the run course after the cut-off time will be disqualified but given the opportunity to unofficially finish the race.

Jeff Gardner, representing the Ironman triathlon, said the race begins at 7:00am with a 2.4 mile swim, followed by a 26.2 mile marathon and they have until midnight to complete it. Mr. Gardner informed the commission that the event will be recorded; it will be live on the internet and a month or two later it will be broadcast on NBC Universal Sports. Mr. Gardner said it is estimated to bring in eight to ten million dollars. He explained the race is capped at twenty five hundred people and sells out quickly. He said participants do not have to qualify to participate in this race, but there are sixty five qualifying spots from this race for the world championships in Hawaii. He

explained it takes about four thousand volunteers for a race of this magnitude and those interested in volunteering can sign up on line. Mr. Gardner reviewed the course with the commissioners.

Facts/findings:

- **Meets requirements of the ordinance**
- **Comparable with other biking events in the County**
- **Contact with Sheriff's Office and they are in support of event**
- **Liability insurance policy is in place.**

All six (6) commissioners unanimously voted aye on each fact and finding.

Motion was made by Commissioner Christopher to recommend approval of the Conditional Use Permit for the Ironman St. George Triathlon, for the biking portion of the event that goes on to Hwy 91 to Gunlock Road to Veyo and on to SR18 and loops again on the same route, based on facts and findings. Commission Cropper seconded the motion, with all six (6) commissioners voting aye. *Approved 6 - 0*

CONDITIONAL USE PERMIT. Request permission for a charity event for New Harmony Fire Mud Run to be held on May 22nd, 2010, races include a 10Km 5Km, or 1Km youth, located at the Old Highway 91 bridge in Kolob Mtn. Ranches Subdivision. Andrew Osborn, agent

The Planner explained the agent has submitted a packet for the New Harmony Fire Mud Run to be held on May 22nd, 2010. The event will start and finish on the Old Hwy. 91 bridge at the Kolob Mountain Ranch Subdivision. The Amud run@ will be a series of races designed to challenge the individual or teams to race using military style obstacles. This would include the scaling of walls, culvert pipe crawls, hay bale barricades, and mud pits. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). Their Proposal and Plan Outline addresses an emergency service plan, parking, transport, and road closure, which will need to be reviewed by the Public Works Department. The plan also addresses refuse and port-a-potties. The applicant has been asked to contact the Sheriff=s Office for review of services and once the race leaves the pavement, there may be approximately 1 mile of BLM. Staff has asked the agent to review application with these other agencies. The agent will need an updated liability insurance policy in place, listing Washington County as a beneficiary.

Andrew Osborn, representing the New Harmony Valley Volunteer Fire Association, said this race is to raise funds for the New Harmony Fire Department and the net funds from this race will be used to provide equipment for the department. He said they do plan on this being an annual event and these types of races are very popular. Mr. Osborn showed the commission the map of the 1K, 5K and 10K routes. He informed the commission that they do expect to need a road closure at the intersection of Highway 91 and Escalante and again at Badger Way and Old Highway 91. He said to his knowledge only two residences would be affected by the closure and the route does not have a lot of traffic. They hope to have three hundred participants but at this point they really don't know. He informed the commission that the parking plan will allow for six hundred vehicles

along Badger Way. The race will cost forty five dollars per person, with discounts being given to military, fire fighters and police.

Facts/findings:

- **Comparable with other running events in the County**

All six (6) commissioners unanimously voted aye on each fact and finding.

Motion was made by Commissioner Cropper to recommend approval of the Conditional Use Permit for the New Harmony Fire Mud Run, based on one fact and finding and subject to all other stipulations being reviewed by planning staff, which are: 1) meets requirements of the ordinance; 2) contact with Sheriff's Office, knowing they are in support of event; 3) liability insurance policy is in place; and 4) letter from BLM. Commission Christopher seconded the motion, with all six (6) commissioners voting aye. *Approved 6 - 0*

CONDITIONAL USE PERMIT EXTENSION. Request permission for a charity ride Tour De St. George to be held on March 12, 14 and 27, 2010. The route will loop from St. George up Hwy 18 to Veyo then back via the road from Veyo to Gunlock and Hwy 91 back to St. George. Spin Geeks, LLC/Chris Mathisen, applicant.

The planner noted this Tour de St. George series has been running since 2005, as a charity ride to raise funds for Big Brothers and Sisters. This planning commission reviewed this item in 2005, 2006 & 2009. They are expanding on the days of the ride for Tour de Sol Race, with a youth ride on Friday, March 12th, 2010; an adult ride on Sunday, March 14th, 2010; and a combined youth & adult ride Tour de St. George on Saturday, March 27th, 2010. This is a 100-mile recreational bicycle ride, with approximately 300 - 400 riders. These rides and the youth race are sponsored by the City of St. George and a donation will be made to the Police Department. They have taken care of all the community approvals. The route will impact some County roads and they will be doing a loop from St. George up Hwy. 18 to Veyo then back via the road from Veyo to Gunlock and Hwy. 91 back to St. George. There will be two sanitary facilities at each rest station. The County Sheriffs Department has been notified of this event and the County has been listed as a beneficiary on the liability insurance policy. There have been no complaints on this item.

Facts/Findings:

- It is consistent with other events the commission has reviewed and approved
- Adequate insurance will be provided and the county will be covered
- They have properly notified the Sheriff's office
- The safety issues have been adequately addressed

Motion was made by Commissioner Everett to recommend approval of the conditional use permit extension, for the Tour Del Sol Race and the Tour de St. George Ride, with the stipulation that insurance is provided covering all three dates and a letter obtained from the Sheriff's office, also covering all three dates, based on the facts and findings.

Commissioner Balen seconded the motion. Six (6) commissioners voted aye. *Approved*
6-0

Regular Agenda: Land Use Authority Items – February 23, 2010

NONE